

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105	-107	FRANKLIN ST, ARLINGTON

OWNERSHIP

Owner 1:	GANJIAN V & E/TRS/GANJIAN TR		
Owner 2:	GANJIAN E & V/TRS GANJIAN TRUS		
Owner 3:			
Street 1:	125 COOLIDGE AVE		
Street 2:	UNIT 307		
Twn/City:	WATERTOWN		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02472	Type:	

PREVIOUS OWNER

Owner 1:	GANJIAN VICTOR V--ETAL -		
Owner 2:	GANJIAN ELIZABETH -		
Street 1:	2 BRADFORD ROAD		
Twn/City:	BELMONT		
St/Prov:	MA	Cntry	
Postal:	02478		

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1900, having primarily Vinyl Exterior and 3448 Square Feet, with 3 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.15152	Total SF/SM:	6600	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	494,398	Spl Credit	Total:	494,400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	6600.000	594,500		494,400	1,088,900
Total Card	0.152	594,500		494,400	1,088,900
Total Parcel	0.152	594,500		494,400	1,088,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		315.81	/Parcel: 315.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	594,500	0	6,600.	494,400	1,088,900		Year end	12/23/2021
2021	105	FV	567,500	0	6,600.	494,400	1,061,900		Year End Roll	12/10/2020
2020	105	FV	567,600	0	6,600.	494,400	1,062,000	1,062,000	Year End Roll	12/18/2019
2019	105	FV	436,900	0	6,600.	525,300	962,200	962,200	Year End Roll	1/3/2019
2018	105	FV	436,900	0	6,600.	383,200	820,100	820,100	Year End Roll	12/20/2017
2017	105	FV	410,000	0	6,600.	333,700	743,700	743,700	Year End Roll	1/3/2017
2016	105	FV	410,000	0	6,600.	284,300	694,300	694,300	Year End	1/4/2016
2015	105	FV	365,900	0	6,600.	278,100	644,000	644,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

[illegible]

BUILDING PERMITS

[illegible]

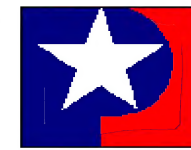
ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2021	Mail Update	JO	Jenny O
11/10/2018	MEAS&NOTICE	HS	Hanne S
1/24/2009	Meas/Inspect	197	PATRIOT
4/8/2000	Inspected	276	PATRIOT
3/1/2000	Mailer Sent		
3/1/2000	Measured	268	PATRIOT
8/16/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	30237
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

